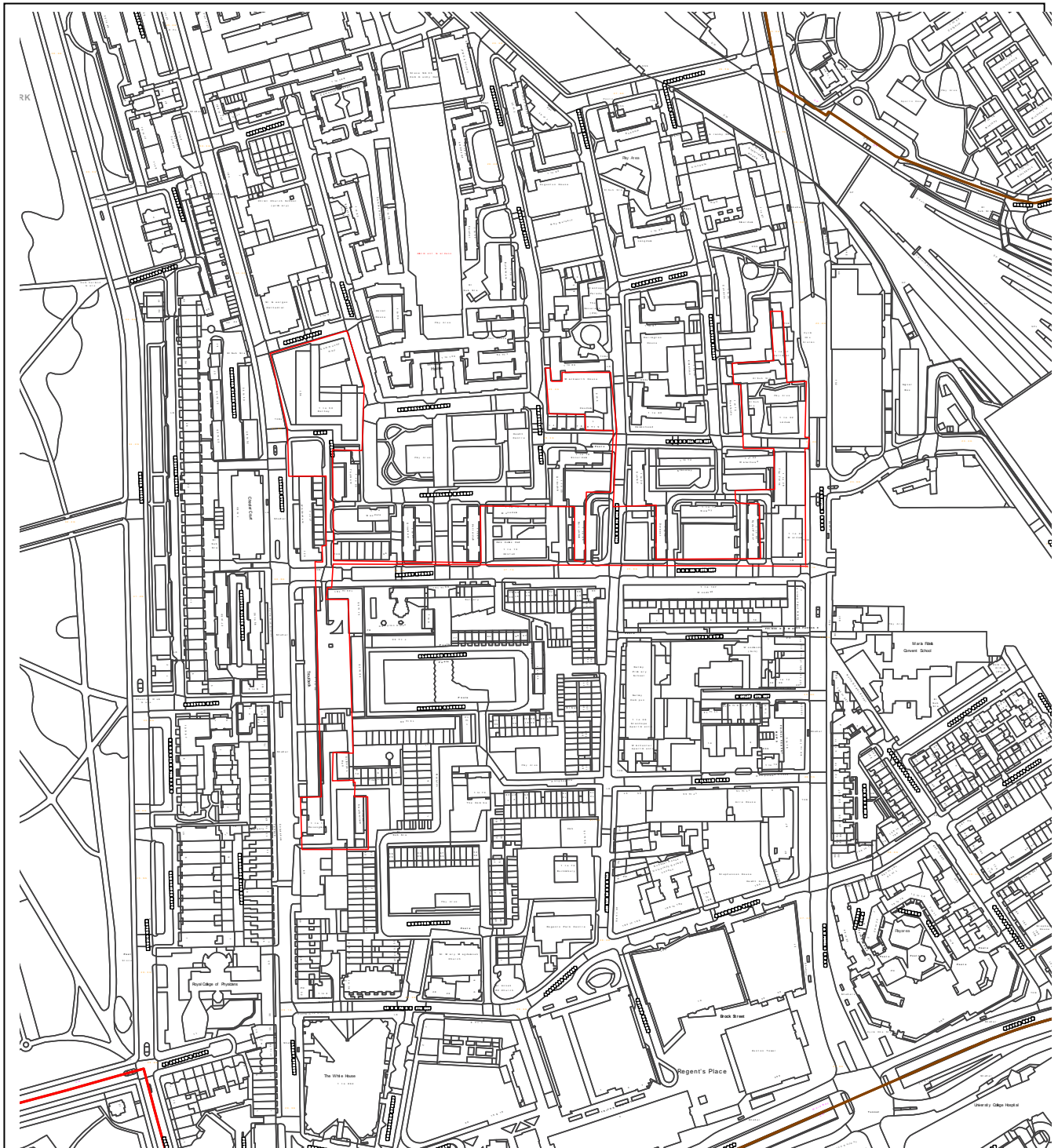
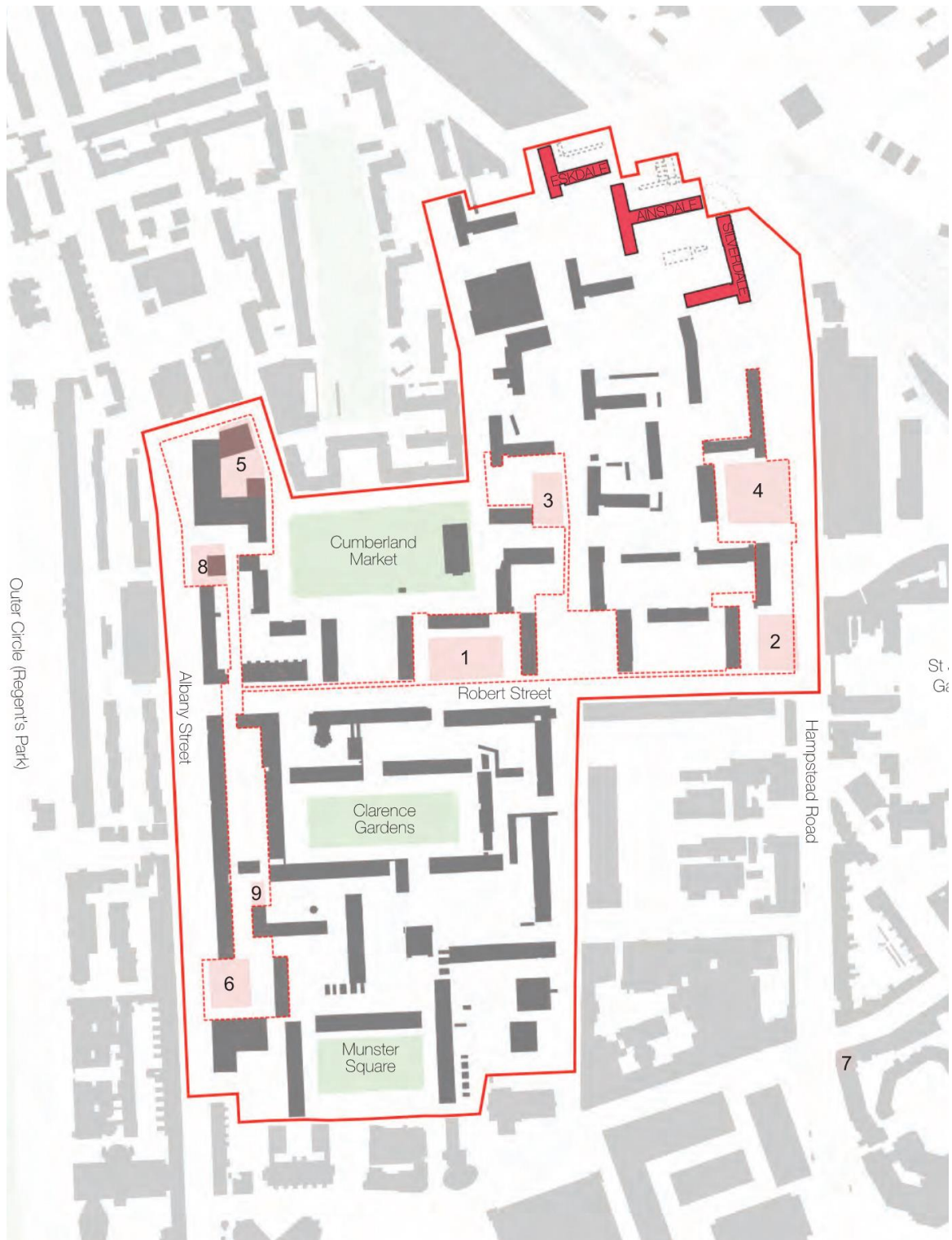


# 2019/3453/P – Regent's Park Estate



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1. Map of all sites of the development numbered:
  - 4 - Newlands
  - 5 - Dick Collins Hall
  - 6 – Cape of Good Hope
  - 8 – Victory Pub Site

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>03/10/2019</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/05/2020	
<b>Officer</b>				<b>Application Number(s)</b>			
Seonaid Carr				2019/3453/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Regent's Park Estate Robert Street London NW13FB				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Variation of Conditions 2 (approved plans) and 53 (number of approved units) of planning permission 2015/3076/P dated 09/12/2015 (as amended by 2016/4901 dated 10/03/2017 and 2020/0589/P dated 13/02/19) for mixed use development 3 to 11 storeys across 8 plots in relation to HS2 replacement housing, <b>namely</b> to amend unit number and tenure mix, for phase 1: change the tenure from 70 x Social Rent and 24 Intermediate (Total 94) to 88 Social Rent and 6 Intermediate (Total 94) and for phase 2: change the tenure from 7 x Social Rent, 5 x Intermediate and 10 x Private (Total 22) to 11 x Social Rent and 13 x Private (Total 24), all affordable units to be within the Victory Pub Site, with alterations to the external elevations of Dick Collins Hall and the Victory Pub sites in Phase 2. (Part Retrospective)							
<b>Recommendation(s):</b>		<b>Grant variation of condition subject to a Deed of Variation</b>					
<b>Application Type:</b>		<b>Variation or Removal of Condition(s)</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		<p>For the first consultation site notices were displayed around both the sites of Dick Collins Hall and the Victory Pub on 26<sup>th</sup> July 2019 expiring 19<sup>th</sup> August 2019.</p> <p>A second consultation was undertaken due to an amended description. Site notices were displayed around both the sites of Dick Collins Hall and the Victory Pub on 06<sup>th</sup> May 2020 expiring 30<sup>th</sup> May 2020.</p> <p>The site is not within a Conservation Area so a press notice is not required.</p> <p>No responses were received during the consultation period.</p>					
<b>CAAC/Local groups comments:</b>		The site is not located within a Conservation Area.					

## Site Description

The original planning application related to 8 sites located within the Regent's Park Estate for which Camden Council is the freeholder. The Regent's Park Estate is located between Hampstead Road and Albany Street, which run in a northerly direction from Central London to Camden Town. This application relates only to 3 of the original 8 sites; Cape of Good Hope located to the east of Albany street, Dick Collins Hall, located on the corner of Redhill Street as it leads from Albany Street through to Cumberland Market and the Victory Public House, also to the eastern side of Albany Street, further north than the Cape of Good Hope.

The Cape of Good Hope site was part of Phase 1 of the project and has been built and is occupied and the Dick Collins Hall and Victory Public House form Phase 2 of the project and are currently under construction.

## Relevant History

This application was presented to the Members Briefing Panel in October 2019. Members of the panel recommended that it be presented to the full planning committee for determination. Following this outcome there was a High Court ruling that the descriptions of development could not be amended via a Section 73 (Minor Material Amendment) applications. Therefore the applicant applied for a Non-Material Amended to remove the unit number and mix and place it on the original permission as a condition(see history below).

This application is now being re-presented to the Members Briefing panel following an amendment to the tenure mix of the proposed units.

2015/3076/P - Two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots including on green/open space in plots 2,3,4. Development would range from 3 to 11 storeys in height, with associated landscape and public realm works, reorganisation of car parking and associated infrastructure works, following demolition of Dick Collins Hall, Victory Public House, and the Cape of Good Hope Public House. All in association with High Speed 2 proposals. Planning permission was granted in 2015, works commenced on site shortly after and are nearing completion for both phases 1 and 2.

2020/0589/P - Amendment to development description in relation to unit number and addition of condition to confirm unit number of planning permission 2015/3076/P dated 09/12/2015 (as amended by 2016/4901/P dated 10/03/2017) (for a two-phased mixed use development to provide residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots) in association with High Speed 2 proposals.). Application approved.

## Relevant policies

### National Planning Policy Framework (2019)

### The London Plan (2016)

### Draft London Plan (2020)

### Camden Local Plan (2017)

- G1 - Delivery and location of growth
- H1 - Maximising housing supply
- H4 - Maximising the supply of affordable housing
- H6 - Housing choice and mix
- H7 - Large and small homes
- C6 - Access for all

- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- CC5 Waste
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development

#### Camden Planning Guidance:

- [CPG Access for all](#) (March 2019)
- [CPG Amenity](#) (March 2018)
- [CPG Design](#) (March 2019)
- [CPG 2 Housing \(May 2006 Updated march 2019\)](#)

## Assessment

### 1. Background

1.1 The original application was a Council's own development to provide replacement housing for residents who lived in the blocks of Eskdale, Annsdale and Silverdale which are required to be demolished to accommodate High Speed 2 and some units within Cartmel which would become uninhabitable due to the works required to construct the railway.

1.2 The original permission was for a 2 phased development over eight sites within the Regent's Park Estate to provide 116 residential units, a community facility and a commercial unit. The table below shows the plots and tenure of the units within each plot as originally approved.

Site	Social Rented	Intermediate	Private	Total
<b>Phase 1</b>				
Robert Street Car Park	8	4	0	13
Rydall Water	18	6	0	24
Varndell Street Corner	8	0	0	8
Newlands	29	3	0	32
Cape of Good Hope	4	11	0	15
St Bede's Mews	3	0	0	3
<b>Total</b>	<b>70</b>	<b>24</b>	<b>0</b>	
<b>Phase 2</b>				
Dick Collins Hall	3	2	6	11
The Victory Public House	3	3	4	10
<b>Total</b>	<b>6</b>	<b>5</b>	<b>10</b>	
<b>Total</b>				<b>116</b>

### 2. Proposal

#### *Phase 1*

2.1 When originally submitted the application was seeking to change the tenure of 2 of the intermediate units to become social rented. Since this time the applicant has been able to use retained right to buy receipts to convert 18 of the previously approved intermediate units to social rented units. The mix of units would go from the approved phase 1 total of 70 Social Rent and 24 Intermediate Rent to 88 Social Rent and 6 Intermediate rent. This

amendment was as a result of the changing housing needs of residents in the blocks to be demolished, therefore when allocating units to alleviate overcrowding.

### *Phase 2*

2.2 As with the original submission, rather than have a mix of affordable units and market units in one block it is proposed to locate them all in the Victory Pub site, resulting in Dick Collins Hall being 100% private housing.

2.3 Phase 2 of the development included 1 unit within Newlands which is counted as part of Phase 1 in the table above. Originally this application sought to change the mix of units from 7 x Social Rent, 5 x Intermediate and 10 x Private (Total 22) to 5 x Social Rent, 6 x Intermediate and 13 x Private (Total 24).

2.4 Since the submission the applicant is now proposing to change all of the intermediate rented units to social rented. The previously proposed changes to the private units would be the same. Therefore the proposed mix would be 11 Social rented and 13 Private. This change in tenure is as a result of changes in housing need.

2.5 To accommodate the change in unit number within Dick Collins Hall site, there have been internal reconfigurations of units which result in some alterations to the external appearance of Dick Collins Hall such as a relocation of windows at first floor to the north and south elevations. It is also proposed to introduce an access ladder for the roof at the Victory Pub site for maintenance.

## **3. Assessment**

### Amendments to tenure and mix of units

3.1 Policy H4 requires that 50% of affordable housing should be provided within development with capacity for 25 or more additional dwellings. A guideline mix of affordable housing types is, 60% should be social rented and 40% intermediate housing.

### *Phase 1(Retrospective)*

3.2 Within the original permission Phase 1 was 100% affordable as it was providing replacement homes for the existing tenants of the blocks being demolished. Of the 94 units, 70 were social rented and 24 intermediate, a split of 75% social rented and 25% intermediate by unit number. Switching 18 intermediate units to social rent results in a split of 93% social rent and 7% intermediate based on unit number. This change is as a result of housing needs. Given social rented units are those most in need it is considered a welcome change to the mix which would provide for the needs of the Borough's residents. It is therefore considered that this element of the application would accord with Policy H4.

### *Phase 2 (Under Construction)*

3.3 In respect of Phase 2, the approved development provided 22 units:

- 7 Social Rented (1 in Newlands, 3 in Dick Collins Hall and 3 in Victory Pub)
- 5 Intermediate (2 in Dick Collins Hall and 3 in Victory Pub)
- 10 Private (6 in Dick Collins Hall and 4 in Victory Pub)

3.4 These were mixed tenure blocks at Dick Collins Hall, The Victory Pub and one unit within Newlands. Through the detailed design of the Dick Collins Hall, the applicant has reconfigured the building to provide an additional 2 units by amending unit sizes.

3.5 The application is seeking to change all units within the Dick Collins Hall to private tenure



(including the 2 new units) and all units within the Victory Pub site as affordable.

- 3.6 The application is also seeking to convert all of the previously approved intermediate units (6) to social rented so there would be 11 social rented (10 within Victory Pub site and 1 within Newlands) and 13 private units in phase 2 (all within Dick Collins Hall).
- 3.7 This increase in social rented units is a welcomed amendment to the development given social rented housing is the tenure in most need for residents of the Borough and the proposed change is based on a housing needs assessment and is therefore addressing local need.
- 3.8 When considering Phase 2 based on habitable rooms, as assessed by the Mayor, the development would provide a split of 51% affordable and 49% private which would meet the requirement of Policy H4. Given Phase 1 was 100% affordable housing, when considering the development in its entirety it would exceed the provision of 50% affordable homes and therefore would accord with Policy H4. The tenures of the units will be secured as part of the Deed of Variation, the applicant has also provided an amended Affordable Housing Plan in accordance with the requirements of condition 42.
- 3.9 The amendments to the location of the different tenures are being made to ensure all affordable units are within a single block and the private units within another single block. This is to better address management of blocks given the ease of managing blocks when they are of a single tenure, together with ensuring the service charge is affordable to the occupiers of the affordable units. Given the two relevant blocks form part of a wider application of 8 blocks, it is considered that overall, the development would be contributing towards providing a mixed and balanced community with single tenure blocks.
- 3.10 As shown in the table below, it is also proposed to amend the mix of units, this has come about due to changes in housing needs since the original permission. The amendments would continue to ensure a mix of dwelling sized in accordance with the dwelling size priorities table in the supporting text of Policy H7 which notes 2 and 3 bed social rent units are in high demand. With regard to the private units, high demand is in 2 bed units which the development would be providing more of as a result of this amendment. It is therefore considered that the amendments proposed to the unit mix are acceptable and in accordance with Policy H7.

	Social Rented					Intermediate			Private		
	1B	2B	3B	4B	5B	1B	2B	3B	1B	2B	3B
Approved	1	1	1	1	2	2	2	1	1	1	8
Proposed	3	5	3	0	0	0	0	0	4	9	0

### Design

- 3.11 The proposed alterations to the Dick Collins Hall are minimal and involve relocating windows on the same elevation and level together with amending the detailed design of a door to flip the location of the door and the fixed panel that adjoins it. On their own, the amendments would likely be considered non-material as the changes are minimal. It is considered that the amendments would not harm the character of the building and would be in keeping with the overall design of the original building. Therefore no objections are raised to the amendments of the Dick Collins Hall.
- 3.12 To the Victory Pub site, it is proposed to install a maintenance ladder from the roof of the 4 storey part of the building to the roof of the 5 storey part of the building. This is considered a minor addition to the building which would not be highly visible from the public

realm and is not considered to harm the integrity of the parent building. Such an addition would be minor and no objection is raised.

#### Standard of accommodation

3.13 Within Dick Collins Hall, the applicant is proposing to reconfigure the layout to enable the provision of an additional 2 units. All 13 units with the exception of 1 (unit 3) would exceed the nationally described space standards. Unit 3 would have a shortfall of 2sqm, this is considered minimal and given the unit would have a good sized living space and bedroom it is considered the unit overall would be of a suitable standard in respect of size. All units would continue to be served by sufficient windows to ensure good levels of light receipt and outlook whilst ensuring future occupiers would have sufficient privacy. It is therefore considered the amendments would continue to ensure the provision of a suitable standard of accommodation.

#### Impact on amenity of neighbours

3.14 In respect of the impact on neighbouring residents, given the development would not result in any increases to the envelopes of the buildings and window positioning is largely as approved there would not be an impact on the amenity enjoyed by existing residents as a result of the amendments to the development.

#### Conclusion

3.15 In conclusion it is considered that the proposed changes are welcomed in respect of increasing socially rented units across the development, to address housing needs. In terms of the design the proposed changes are minor in the context of the parent application and would ensure the development would still accord with the relevant policies of the development plan. As such, no objection is raised to the proposed amendments.

#### **4. Recommendation**

4.1 Grant variation of condition subject to S106 deed of variation

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8<sup>th</sup> June 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2019/3453/P  
Contact: Seonaid Carr  
Tel: 020 7974 2766  
Date: 2 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

Address:

**Regent's Park Estate**  
**Robert Street**  
**London**  
**NW13FB**

# DECISION

Proposal:

Variation of Conditions 2 (approved plans) and 53 (number of approved units) of planning permission 2015/3076/P dated 09/12/2015 (as amended by 2016/4901 dated 10/03/2017 and 2020/0589/P dated 13/02/19) for mixed use development 3 to 11 storeys across 8 plots in relation to HS2 replacement housing, namely to amend unit number and tenure mix, for phase 1: change the tenure from 70 x Social Rent and 24 Intermediate (Total 94) to 88 Social Rent and 6 Intermediate (Total 94) and for phase 2: change the tenure from 7 x Social Rent, 5 x Intermediate and 10 x Private (Total 22) to 11 x Social Rent and 13 x Private (Total 24), all affordable units to be within the Victory Pub Site, with alterations to the external elevations of Dick Collins Hall and the Victory Pub sites in Phase 2.

Drawing Nos:

Superseeded Plans: 5436/5.4/01; P5-303; P5-304; P5-201; P5-202; P5-100 revA; P5-101 revA; P5-102; P5-103; P5-104; P5-105; P5-106; 1220 revA; 1221; 1222; 1223; 1205; 1202; 1203; and 1204.

Revised Plans: DCH-IW-XX-ZZDR-A-10.0.10 E, DCH-IW-XX-00-DR-A-12.100 A, DCH-IWXX-01-DR-A-12.101 A, DCH-IW-XX-02-DR-A-12.102 A, DCHIW-XX-03-DR-A-12.103 A, DCH-IW-XX-04-DR-A-12.104 A, DCH-IW-XX-R5-DR-A-12.105 A, DCH-IW-XX-ZZDR-A-12.110 A, DCH-IW-XX-ZZ-DR-A-12.111 A, DCH-IW-XXZZ-DR-A-16.01 E, DCH-IW-XX-ZZ-DR-A-16.02 E, DCHIW-XX-ZZ-DR-A-16.03 E, DCH-IW-XX-ZZ-DR-A-16.04 E, TVP-IW-XX-ZZ-DR-A-10.0.10 F , TVP-IW-XX-ZZ-DR-A-12.02 E, TVP-IW-XX-ZZ-DR-A-12.03 F, TVP-IW-XX-ZZ-DR-A-12.04 E, TVP-IW-XX-ZZ-DR-A-16.01 D, TVP-IW-XX-ZZ-DR-A-16.02 D, TVP-IW-XX-ZZ-DR-A-16.03 D, TVP-IW-XX-ZZ-DR-A-17.01 L, TVP-IW-XX-ZZ-DR-A-17.02 M, Planning Statement Addendum April 2020 and Affordable Housing Plan Shadow Section 106 Agreement dated April 2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

# DECISION

Drawing Numbers: 5436/5.4/01; P1-001; P1-100 revA; P1-101 revA; P1-102; P1-103; P1-104; P1-105; P1-106; P1-201; P1-202; P1-301; P1-302; P1-303; P1-304; P1-401; P1-402; P3-001; P3-100 revA; P3-101 revA; P3-102; P3-103; P3-104; P3-105; P3-106; P3-107; P3-201; P3-301; P3-302; P3-303; P3-304; P3-401; P3-402; P5-001; P5-301; P5-302; P5-401; P5-402; 1050 revA; 1120; 1121; 1122; 1123; 1150 revA; 1199; 1200 revA; 1201; 1251; 2050; 2120; 2121; 2122; 2123; 2200; 2201; 2202; 2203; 2220; 2221; 2222; 2223; 2250; 3050; 3120; 3121; 3122; 3150; 3199; 3200 revA; 3201; 3202; 3203; 3204 revA; 3205 revA; 3206; 3220 revA; 3221 revA; 3222 revA; 3223 revA; 3250 revA; 3251 revA; 4050 revA; 4120; 4121; 4122; 4123; 4150 revA; 4200 revA; 4201; 4202; 4203; 4204; 4205; 4206; 4207; 4220 revA; 4221 revA; 4222 revA; 4223 revA; 4250 revA; 4251 revA; 4252 revA; 5050 revA; 5120; 5121; 5122; 5123; 5150 revA; 5200 revA; 5201; 5202 revA; 5203; 5204 revA; 5205; 5206 revA; 5207; 5208; 5209; 5210; 5211; 5220 revA; 5221 revA; 5222 revA; 5223 revA; 5250; 5251 revA; 5252 revA; 114 RPE S1 001; 114 RPE S1 100 revB; 114 RPE S1 101; 114 RPE S1 102; 114 RPE S1 103; 114 RPE S1 104; 114 RPE S1 105; 114 RPE S1 001; 114 RPE S2 100 revA; 114 RPE S2 101; 114 RPE S3 001; 114 RPE S3 100 revB; 114 RPE S3 101; 114 RPE S3 102; 114 RPE S3 103; 114 RPE S4 001; 114 RPE S4 100 revB; 114 RPE S4 101; 114 RPE S4 102; 114 RPE S4 103; 114 RPE S4 104; 114 RPE S4 105; 114 RPE S5 001; 114 RPE S5 100 revB; 114 RPE S5 101; 114 RPE S5 102; 114 RPE S6 001; 114 RPE S6 100 revA; 114 RPE S6 101; 114 RPE S6 102; 114 RPE S8 001; 114 RPE S8 100 revB; 114 RPE S8 101; 114 RPE S9 001; 114 RPE S9 100 revA; 114 RPE S9 101; 114 RPE M1 001; 114 RPE M1 100 revB; 114 RPE M1 101; 114 RPE M1 102; 114 RPE M2 001; 114 RPE M2 100 revB; 114 RPE M2 101; 114 RPE M3 001; 114 RPE M3 100 revA; 114 RPE M3 101 revA; 114 RPE M3 102; 114 RPE M3 103; 114 RPE M3 104; 114 RPE M3 105; 114 RPE M3 106; 114 RPE GI 100; 114 RPE GI 200; 114 RPE GI 201; 114 RPE GI 300; 114 RPE GI 400; 114 RPE GI 500; 114 RPE GI 600; 114 RPE GI 700; 114 RPE GI 701 and 114 RPE GI 800, DCH-IW-XX-ZZDR-A-10.0.10 E, DCH-IW-XX-00-DR-A-12.100 A, DCH-IWXX-01-DR-A-12.101 A, DCH-IW-XX-02-DR-A-12.102 A, DCHIW-XX-03-DR-A-12.103 A, DCH-IW-XX-04-DR-A-12.104 A, DCH-IW-XX-R5-DR-A-12.105 A, DCH-IW-XX-ZZDR-A-12.110 A, DCH-IW-XX-ZZ-DR-A-12.111 A, DCH-IW-XXZZ-DR-A-16.01 E, DCH-IW-XX-ZZ-DR-A-16.02 E, DCHIW-XX-ZZ-DR-A-16.03 E, DCH-IW-XX-ZZ-DR-A-16.04 E, TVP-IW-XX-ZZ-DR-A-10.0.10 F, TVP-IW-XX-ZZ-DR-A-12.02 E, TVP-IW-XX-ZZ-DR-A-12.03 F, TVP-IW-XX-ZZ-DR-A-12.04 E, TVP-IW-XX-ZZ-DR-A-16.01 D, TVP-IW-XX-ZZ-DR-A-16.02 D, TVP-IW-XX-ZZ-DR-A-16.03 D, TVP-IW-XX-ZZ-DR-A-17.01 L and TVP-IW-XX-ZZ-DR-A-17.02 M.

Supporting Documents: Planning and Design and Access Statement, May 2015, Tibbalds Planning and Urban design, Matthew Lloyd Architects, Mae and East; Transport Assessment, May 2015, Campbell Reith; Heritage Statement, May 2015, Tibbalds Planning and Urban Design; Archaeological Statement, May 2015, Campbell Reith and Oxford Archaeology; Air Quality Statement, May 2015, Campbell Reith and Air Quality Consultants; Land Quality Statement, May 2015, Campbell Reith; Energy and Sustainability Statement, May 2015, TGA Engineers; Daylight and Sunlight Assessment (neighbouring properties), May 2015, Right of Light Consulting; Daylight and Sunlight Assessment (within development), May 2015, Right of Light Consulting; Ecology Statement, May 2015, Campbell Reith and Thomson Ecology; Noise and Vibration Assessment, May 2015, Campbell Reith and Accon UK Environmental Consultants; Flood Risk Assessment, May 2015, Campbell Reith; Outline Construction Management Plan, May 2015, Campbell Reith; Basement Impact Assessment, May 2015, Campbell Reith and Tree Survey and Arboricultural Impact Assessment, May 2015, Campbell Reith and Thomson Ecology.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Notwithstanding the provisions of Class D of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises indicated for D1 use to the ground floor of the Robert Street Car Park site shall not be used for any other purpose in Class D1 other than to provide community facility for the use of the local communities.

Reason: To ensure the acceptable impact of the non-residential institutional uses on the amenity of neighbours and local transport conditions in accordance with Policies A1, A4 and C2 of the Camden Local Plan 2017.

- 4 The shop front windows to the commercial units shall be used for display purposes and the window glass must not be painted or obscured.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to prevent the introduction of dead frontages within the development in accordance with the requirements of policies D1 and D3 of the Camden Local Plan 2017.

- 5 No flat roofs within the development shall be used as terraces without the prior express approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 6 The security measures outlined within the Community Safety Statement as approved by application 2016/2954/P dated 05/05/2017, or other such details which have been submitted to and approved in writing by the local planning authority. Security measures shall be implemented in full prior to occupation and thereafter maintained.

Reason: To ensure that suitable measures are taken in respect of security of the site, in accordance with the requirements of policy C5 of the Camden Local Plan 2017.

- 7 Replacement tree planting shall be implemented as approved by application 2016/2966/P dated 03/12/2019, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

- 8 Details of sound insulation for the Victory Public House site as approved by application 2018/0298/P dated 28/03/2018 or other such details which have been submitted to and approved in writing by the local planning authority. Sound insulation shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ adjacent dwellings/ noise sensitive premises is not adversely affected by noise as required by policies A1 and A4 of the Camden Local Plan 2017.

- 9 No music shall be played on any of the commercial premises in such a way as to be audible within any adjoining premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 10 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 11 All details of buildings and materials shall be implemented in accordance with applications 2016/2970/P dated 04/07/2018, 2016/5288/P dated 19/12/2016 and 2018/5205/P dated 15/01/2019 or other such details which have been submitted to and approved in writing by the local planning authority. All approved samples shall be retained on site for duration of the relevant part of development.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the Camden Local Plan 2017.

- 12 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the Camden Local Plan 2017.

- 13 Prior to the occupation of St Bede's Mews and the Victory sites the privacy screening shall be implemented in full. The screening shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 14 Waste storage and removal shall be implemented in accordance with the details approved in application 2016/0424/P dated 23/03/2017 or other such details which have been submitted to and approved in writing by the local planning authority. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 and A1 of the Camden Local Plan 2017.

- 15 All hard and soft landscaping and means of enclosure of all unbuilt, open areas shall be implemented in accordance with the details approved in application 2016/2966/P dated 03/12/2019 or other such details which have been submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies D1, A2 and A3 of the Camden Local Plan 2017.

- 16 All hard and soft landscaping works relating to each site shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development of that site or any phase of the development or prior to the occupation for the permitted use of the development of that site or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies D1, A2 and A3 of the Camden Local Plan 2017.



- 17 Noise levels in rooms of the hereby approved buildings shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas and predicted noise levels in report ref:11775, dated May 2015. Noise levels within blocks fronting Hampstead Road (Newlands site and Rydal Water site) shall be maintained in accordance with the details approved by application 2018/0381/P dated 25/05/2018 or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 18 Details of building vibration levels and mitigation measures shall be implemented prior to occupation of the hereby approved development in accordance with the details approved by application 2018/0386/P dated 10/04/2018, or other such details which have been submitted to and approved in writing by the local planning authority, such measures shall thereafter be permanently retained.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 19 Sound insulation measures shall be implemented prior to occupation of the development and thereafter be permanently retained in accordance with the details approved by application 2016/2965/P dated 30/06/2016 or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 20 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Energy and Sustainability Statement, May 2015, TGA consulting engineers) and details approved by application 2018/0055/P dated 08/06/2018, or other such details which have been submitted to and approved in writing by the local planning authority, and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 21 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use, in accordance with the details approved by applications 2017/4200/P dated 08/12/2017 and 2018/1679/P dated 06/06/2018 or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the development contributes to minimise the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 22 Prior to commencement of the superstructure construction, full details of the proposed mechanical ventilation system for each plot demonstrating that air inlet locations will be positioned away from busy roads and as close to roof level as possible should be submitted to the Local Planning Authority and approved in writing. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with G1, A1 and CC4 of the Camden Local Plan 2017.

- 23 Prior to commencement of any development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, full details of the existing and proposed surface water run off rates for the 1in1 and 1in30 and 1in100 year storm with a 30% provision for climate change and to achieve a 50% reduction in surface water run off, and a means by which flow rates will be controlled.

The details of the sustainable urban drainage system thus approved and as noted in the approved SuDs drainage report, Iesis Special Structures, July 2015 shall be installed and shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 24 The precautionary working approach shall be employed throughout the construction period in accordance with the details approved by application 2016/2961/P dated 06/10/2016, or other such details which have been submitted to and approved in writing by the local planning authority. This shall include approaches to mitigate the impact on bats on the sites of the Victory and St Bede's. All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and the Local Planning Authority should be notified, no work shall continue until agreed by the Local Planning Authority.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with policy A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 25 Prior to occupation of the development all bird and bat boxes shall be installed in accordance with the details approved by application 2016/1326/P dated 28/12/2016, or other such details which have been submitted to and approved in writing by the local planning authority. The boxes shall be permanently retained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 26 Green and brown roofs shall be fully provided in accordance with details approved by application 2016/2960/P dated 12/12/2017 or other such details which have been submitted to and approved in writing by the local planning authority. The green and brown roofs shall be provided prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained and undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 27 The implementation of the mitigation and gained areas of open space improvements hereby approved shall be provided as follows:
- a) Albany Street landscape works provided in full prior to occupation of the Dick Collins Hall site;
  - b) Stanhope Street/Robert Street landscape works provided in full prior to occupation of the Robert Street Car Park site;
  - c) Thirlemere Garden works provided in full prior to occupation of the Victory Public House site.
  - d) Varndell Street landscape works provided in full prior to occupation of the Newlands site.
  - e) The Tarns mitigation works provided prior to occupation of Rydal Water or as soon as practically possible following completion of HS2's use of the area for their construction works.
- All areas of open space shall be provided in accordance with the details approved under condition 16 and permanently maintained.

Reason: To ensure the provision of open space for future and existing residents and to maintain the character and amenity of the area in accordance with the requirements of policies D1, A2 and A3 of the Camden Local Plan 2017.

- 28 Cycle storage facilities shall be provided in full in accordance with application 2016/0688/P dated 08/05/2017 or other such details which have been submitted to and approved in writing by the local planning authority and shall be provided prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 29 Visitor cycle parking shall be provided in full accordance with the application 2016/2970/P dated 04/07/2018. or other such details which have been submitted to and approved in writing by the local planning authority. The approved facilities shall thereafter be provided in full prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

30 Should it not be possible to retain T17, the following steps shall be taken:

- a) Full details of the condition of the tree shall be submitted to and approved in writing by the Local Planning Authority.
- b) Once removal has been agreed, details of a suitable replacement tree shall be submitted to and approved in writing by the Local Planning Authority. Details shall include details of replanting species, position, date and size.
- c) The replacement tree shall be planted in the next available planting season following the completion of construction works at the Rydall Water or should the tree be removed following the completion of Rydall Water it shall be replaced at the next available planting season.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies D1, A2 and A3 of the Camden Local Plan 2017.

31 Condition 31 was removed by application 2018/0038/P dated 09/03/2018.

32 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

33 \*\* CMP

All construction works shall be implemented in accordance with the approved Construction Management Plan (CMP) under applications 2016/0156/P dated 06/05/2016 and 2017/1583/P dated 13/12/2017 or other such details which have been submitted to and approved in writing by the local planning authority. The measures contained in the Construction Management Plans shall at all times remain implemented during all works of construction.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies G1, CC4, T4 and DM1 of the Camden Local Plan 2017.

34 \*\* KX working

The Owner shall use reasonable endeavours to ensure:

a) have entered into an agreement with Kings Cross Construction Skills Centre to:

- ensure that all job vacancies during the construction phases are registered with KCC at the same time as other recruitment efforts

- all reasonable endeavours are used to ensure that no less than 25% of the work force is comprised of residents of the London Borough of Camden
- that the King's Cross Construction Centre is supplied with a full labour programme for the lifetime of the Development (with six-monthly updates) and that the Council is provided with a detailed six-monthly labour return for monitoring the employment and self-employment profile of all workers

b) have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure provision of no less than 4 construction trade apprentices employed for at least 52 weeks each

c) have demonstrated that they have worked with the Council's local procurement team to provide opportunities for Camden-based businesses to tender for the supply of goods and services during construction

d) that the Owner shall use reasonable endeavours to ensure that no less than 10 work placements shall be employed at the Development during each of construction and occupation phases

e) that the Owner shall use reasonable endeavours to ensure that no less than 9 apprenticeship shall be employed

f) that the Owner shall use reasonable endeavours to ensure that no less than 8 school or college site visits during each of construction and occupation phases

g) that the Owner shall use reasonable endeavours to ensure that no less than 6 school or college workshops during each of construction and occupation phases

h) necessary measures to secure employment and training with apprentice shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to define the permission and to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses in accordance with policies E1, E2 and DM1 of the Camden Local Plan 2017.

### 35 \*\* Sustainability Plan

The development shall be built out in accordance with the Sustainability Plan as approved by application 2016/5287/P dated 28/12/2016 or other such details which have been submitted to and approved in writing by the local planning authority, the plans shall be permanently retained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CC1, CC2, CC3, CC4 and CC5 of the Camden Local Plan 2017.

### 36 \*\* Level plans

The development shall be implemented in accordance with the level plans approved by application 2016/0688/P dated 08/05/2017 or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the scheme integrates with the existing transport infrastructure in accordance with policy T3 of the Camden Local Plan 2017.

37 Condition 37 was removed by application 2016/4901/P dated 10/03/2017.

38 \*\*Highways Improvements

Highways improvements shall be implemented in accordance with details approved by application 2016/0846/P dated 26/02/2016 or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy T1 of the Camden Local Plan 2017.

39 \*\* Local Procurement

The development shall be implemented in accordance with the programme for local procurement approved by 2016/1223/P dated 13/04/2017 or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policies E1 and E2 of the Camden Local Plan 2017.

40 \*\* Energy Efficiency and renewables plan

The development shall be implemented in accordance with the Energy Efficiency and renewables plan approved by 2016/1100/P dated 22/01/2020 or other such details which have been submitted to and approved in writing by the local planning authority. All such measures approved shall be secured prior to first occupation of the development and thereafter retained and maintained in accordance with the manufacturers' recommendations.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1, CC2, CC3, CC4 and CC5 of the Camden Local Plan 2017.

41 \*\* Car free



Prior to first occupation of the development hereby approved, the landowner would ensure through agreement that the occupiers of the premises are informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay, shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council (with the exception of the carpark hereby approved) and nor shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that there is no additional parking pressure within the vicinity, in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

42 \*\* Affordable Housing Plan

Provision of Affordable Housing shall be implemented in accordance with the Updated Affordable Housing Plan dated March 2019 approved by this application or other such details which have been submitted to and approved in writing by the local planning authority.

Such plan to set out particulars of all residential accommodation, and to include details of the following, as relevant to that site:

- a) number of units, size of dwellings and tenure mix,
- b) confirmation that the phase would deliver a minimum of 50% market tenure units,
- c) the confirmed or anticipated ownership and management arrangements for each tenure of affordable housing units,
- d) demonstration of how all units would meet relevant lifetime homes and relevant size and layout standards,
- e) details of the quantity, location and type of ancillary external residential amenity space to be provided,

No housing development within the phase to be implemented other than in accordance with the details approved in writing by the Local Planning Authority. Prior to first occupation of the relevant building the affordable housing wheelchair units as approved shall be provided, fitted out and retained in accordance with the plans as approved.

Reason: To secure housing provision of high quality housing with a sustainable and accessible mix of unit sizes and tenures in accordance with the requirements of policies H1, H4, H6, H7 and C6 of the Camden Local Plan 2017.

43 \*\* Provision of Community centre

Prior to commencement of implementation of phase 2 (other than the demolition of the Victory Public House), the community facility located to the ground floor of the proposed Robert Street Car Park block shall be completed and made available for occupation and use as a high quality and readily accessible community facility available and retained for the benefit of and use by the local communities.

Reason: To ensure the satisfactory re-provision of existing community facilities and existing employment space in accordance with Policies C1, C2, and C6 of the Camden Local Plan 2017.

44 \*\* Accessibility Plan

The development shall be implemented in accordance with the Accessibility Plan approved by 2016/1100/P dated 22/01/2020 or other such details which have been submitted to and approved in writing by the local planning authority. All such measures approved shall be secured prior to first occupation of the development and thereafter retained and maintained in accordance with the manufacturers' recommendations.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

45 \*\* Construction Phase Working Group

From the date of the original planning permission(09/12/2015) the application shall invite the following to become members of the working group:

- (a) representatives of existing residents associations traders associations or any other bodies or groups representing the owners residents and/or businesses in the immediate locality subject to a maximum of five (5) persons
- (b) the appointed project architect for the Development plus one additional representative as may be nominated by the Owner from time to time
- (c) any other person or persons having a direct interest in the management of the Construction Phase reasonably nominated by the Council (subject to a maximum of two (2) persons)

To

- (a) procure that the project manager for the Development (and any other appropriate professional representatives of the Owners that the Parties agree) shall be a member of the Working Group and shall attend all meetings of the Working Group;
- (b) appoint a person ("the Liaison Officer") responsible for liaising with the owners and or occupiers of the residents and businesses in the locality and other interested parties about the operation of the Working Group such person to organise and attend all meetings of the Working Group all such meetings to take place within easy walking distance of the First Property and the Second Property; and

(c) ensure an appropriate venue in the vicinity of the Property is procured for each meeting of the Working Group.

Reason: To safeguard the amenity of the residents of Regent's Park Estate and the area generally in accordance with the requirements of policies A1, A4, CC4 and T4 of the Camden Local Plan 2017.

46 \*\* Environmental Contribution

The requirements of condition 46 have been met as approved by application 2016/0846/P dated 26/02/2016.

Reason: To mitigate the impact of the proposed development on sustainability in accordance with policies CC1, CC2, CC3, CC4 and CC5 of the Camden Local Plan 2017.

47 \*\* Highways Contribution

On or prior to the Implementation Date to:-

- (i) The requirements of condition 47 (i) have been met as approved by application 2016/0846/P dated 26/02/2016.; and
- (ii) Level Plans shall be implemented in accordance with details approved by application 2016/0688/P dated 08/05/2017 or other such details which have been submitted to and approved in writing by the local planning authority.

Not to Implement or to allow Implementation until such time as the Council has:-

- (i) received the Highways Contribution in full; and
- (ii) approved the Level Plans as demonstrated by written notice to that effect.

Reason: To ensure that any damage caused as a result of the works is repaired prior to occupation of the buildings in accordance with policy T3 and T4 of the Camden Local Plan 2017.

48 \*\* Pedestrian Access Plan

The Pedestrian Access Plan shall be implemented in accordance with the plan approved by application 2016/5287/P dated 28/12/2016 or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To maintain pedestrian routes through the estate during the construction phase in accordance with T1 and T4 of the Camden Local Plan 2017.

49 \*\* Phasing Plan

Phasing of the development shall be implemented in accordance with the Phasing Plan approved by 2016/5287/P dated 28/12/2016 or other such details which have been submitted to and approved in writing by the local planning authority. The plan shall provide details for Phase 1 and Phase 2 of the development including details of timing and programming for construction and fitting out of each of the residential blocks forming part of the Relevant Phase of the Development ensuring the following:-

- (a) identification of the construction programme for each Relevant Phase of the Development including estimated delivery times and dates;
- (b) measures to ensure that the Dick Collins Hall site in Phase Two is not implemented until such time as the Community Centre within Robert Street Car Park is ready for occupation;
- (c) programming to ensure the build out of the remaining phases of the Development within certain times; and
- (d) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time

Reason: To safeguard the amenity of the residents of Regent's Park Estate and the area generally in accordance with the requirements of policies A1 and T4 of the Camden Local Plan 2017.

50 \*\* Travel Plan

On or prior to the Implementation Date to:-

- (a) submit to the Council the Travel Plan for approval; and
- (b) The requirements of condition 50 (b) have been met as approved by application 2016/0846/P dated 26/02/2016 or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policies T1 and T2 of the Camden Local Plan 2017.

51 \*\* Tree Management Plan

On or prior to the Implementation Date to provide the Council for approval a draft Tree Management Plan. Implementation shall not commence until the plan has been approved by the Council. The plan shall set out a package of measures to be adopted by the Owner in the management and care of the trees in the Development in order to ensure as far as possible that the trees are protected during construction and that all care and consideration is given to ensuring it is not damaged to the extent it needs to be felled as a result of the demolition and construction works.

Reason: To safeguard the existing and proposed trees that would form the development in accordance with A3 of the Camden Local Plan 2017.

52 Remediation measures shall be implemented in accordance with the plan approved by application 2015/7103/P dated 06/05/2016 or other such details which have been submitted to and approved in writing by the local planning authority. Other than the plots identified for additional work all other plots shall be Remediated and validated in accordance with the Ian farmer remediation report ref 5252382.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 53 In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works shall be progressed on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with \*\* in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy DM1 of the Camden Local Plan 2017.

- 54 The development hereby approved shall provide 116 residential units (Class C3).

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DECISION**